

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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*Reclassification Of Area Shown On Map Number 15-K.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-1 General Manufacturing District symbols and indications as shown on Map No. 15-K in the area bounded by:

the southeasterly line of North Rogers Avenue, or the line thereof if extended where no street exists; a line from a point 592.28 feet southerly of West Peterson Avenue, as measured at the southeasterly line of North Ridge Avenue and 65.25 feet southeasterly of North Ridge Avenue, to a point 611.51 feet southerly of West Peterson Avenue, as measured at the southeasterly line of North Ridge Avenue and 128.38 feet southeasterly of North Ridge Avenue; a line 176.0 feet easterly of North Rogers Avenue with an angle of 149 degrees, 25 minutes, 30 seconds; the northwesterly right-of-way of the Chicago and Northwestern Railroad; a line 1,051.46 feet south of West Peterson Avenue, as measured at the northwesterly line of the right-of-way of the Chicago and Northwestern Railroad; and a line 92.20 feet west of the northwesterly right-of-way line of the Chicago and Northwestern Railroad and perpendicular to said line,

to those of a C3-1 Commercial-Manufacturing District and a corresponding use district is hereby established in the area above described;

SECTION 2. In the area above described, the Chicago Zoning Ordinance is amended by changing all of the C3-1 Commercial-Manufacturing District symbols to those of an Institutional Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development No. 608*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately 99,847 square feet (2.29 acres) and is

owned by the Korean United Presbyterian Church of Chicago (the "Applicant").

2. The Applicant is required to obtain all applicable official reviews, approvals or permits that are necessary to implement this Plan of Development.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant only for as long as the Applicant remains the owner of the property within the Planned Development. Upon transfer of any portion of the Property, this Planned Development shall expire and the zoning shall be deemed to automatically revert to a C3-1 Commercial-Manufacturing District. Any future modification or change to this Planned Development (administrative, legislative or otherwise) shall be made or authorized by the Applicant only.
4. This Plan of Development consists of twelve (12) statements; a Bulk Regulations and Data Table; an Existing Zoning Map, a Property Line and Planned Development Boundary Map, an Existing Land-Use Map; and a Site Plan, a Landscape Plan and Building Elevations prepared by B.I. Park and Associates, Inc. and dated July 11, 1996. These and no other zoning controls shall apply to the Property. This Planned Development confirms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development:  
  
church use and related off-street parking during weekends and weekday evenings only. Day care shall be permitted only in conjunction with Sunday worship. Non-accessory parking for nearby businesses shall be permitted.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or any other ingress or egress shall be adequately designed and paved in accordance with the regulation of the Department of Transportation in effect at the time of construction

and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking in such paved areas. Changes in ingress and egress shall be subject to review and approval of the Departments of Transportation and Planning and Development.

9. Improvements to the property, including landscaping and all entrances to the parking areas shall be designed and installed in substantial conformance with the Site Plan and the Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. Additions to any existing structure shall not be permitted.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
12. The requirements of this Planned Development may be modified, administratively, by the Commissioner of the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance upon the application for such a modification by the Applicant and a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof.

[Existing Zoning Map; Property Line and Planned Development Boundary Map; Existing Land-Use Map; Site Plan; Landscape Plan; and Building Elevation Drawing referred to in these Plan of Development Statements printed on pages 27234 through 27239 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Bulk Regulations And Data Table. PD No. 608*

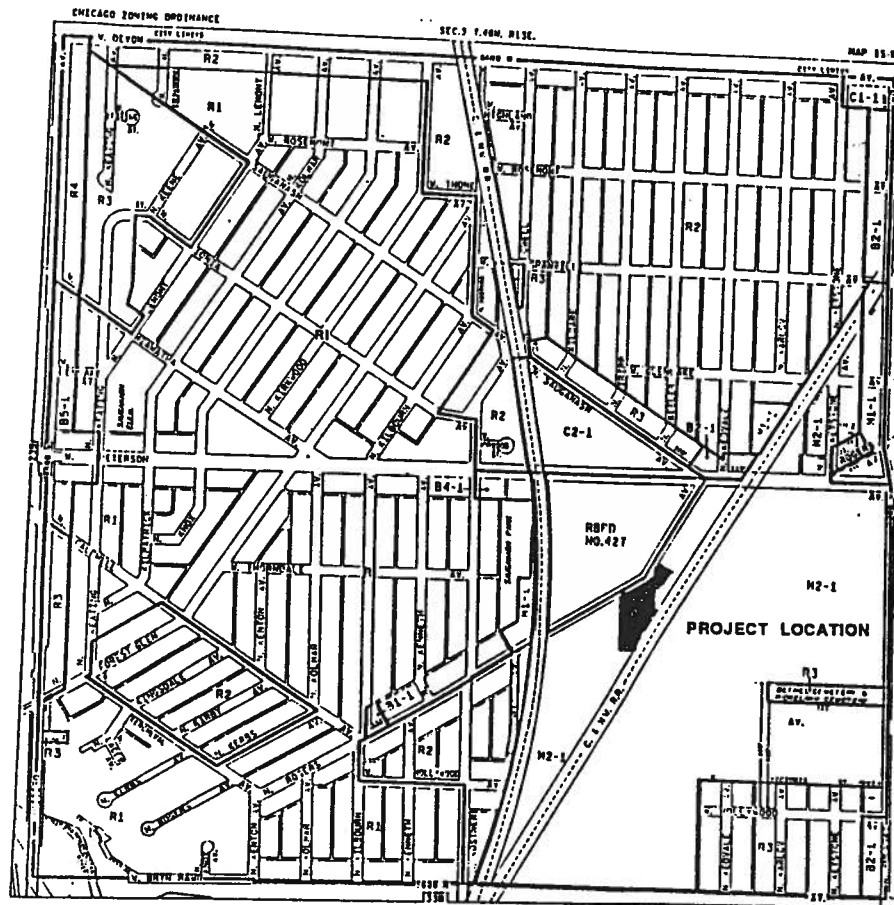
Net Site Area:	99,847 square feet.
Gross Building Area:	26,800 square feet.
Floor Area Ratio For Total Net Site Area:	0.27.
Site Coverage:	18,728 square feet.
Percent of Site Coverage:	19%.
Maximum Building Height (proposed):	35 feet.
Paved Area:	63,019 square feet.
Landscaped Area:	18,100 square feet.
Minimum Number of Off-street Parking Spaces:	115 cars.
Regular:	110 cars.
Handicapped:	5 cars.
Minimum Required Building Setbacks:	In accordance with the site plan.

*Reclassification Of Area Shown On Map Number 16-H.*

*Be It Ordained by the City Council of the City of Chicago:*

(Continued on page 27240)

## Existing Zoning Map.

**RESIDENCE DISTRICTS**

R1 SINGLE-FAMILY RESIDENCE DISTRICT  
 R2 SINGLE-FAMILY RESIDENCE DISTRICT  
 R3 GENERAL RESIDENCE DISTRICT  
 R4 GENERAL RESIDENCE DISTRICT  
 R5 GENERAL RESIDENCE DISTRICT  
 R6 GENERAL RESIDENCE DISTRICT  
 R7 GENERAL RESIDENCE DISTRICT  
 R8 GENERAL RESIDENCE DISTRICT

**BUSINESS DISTRICTS**

B1-1 TO B1-5 LOCAL RETAIL DISTRICTS  
 B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS  
 B3-1 TO B3-5 GENERAL RETAIL DISTRICTS  
 B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS  
 B5-1 TO B5-5 GENERAL SERVICE DISTRICTS  
 B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS  
 B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

**COMMERCIAL DISTRICTS**

C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS  
 C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS  
 C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS  
 C4 MOTOR FREIGHT TERMINAL DISTRICT

**MANUFACTURING DISTRICTS**

M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS  
 M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS  
 M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7

FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8

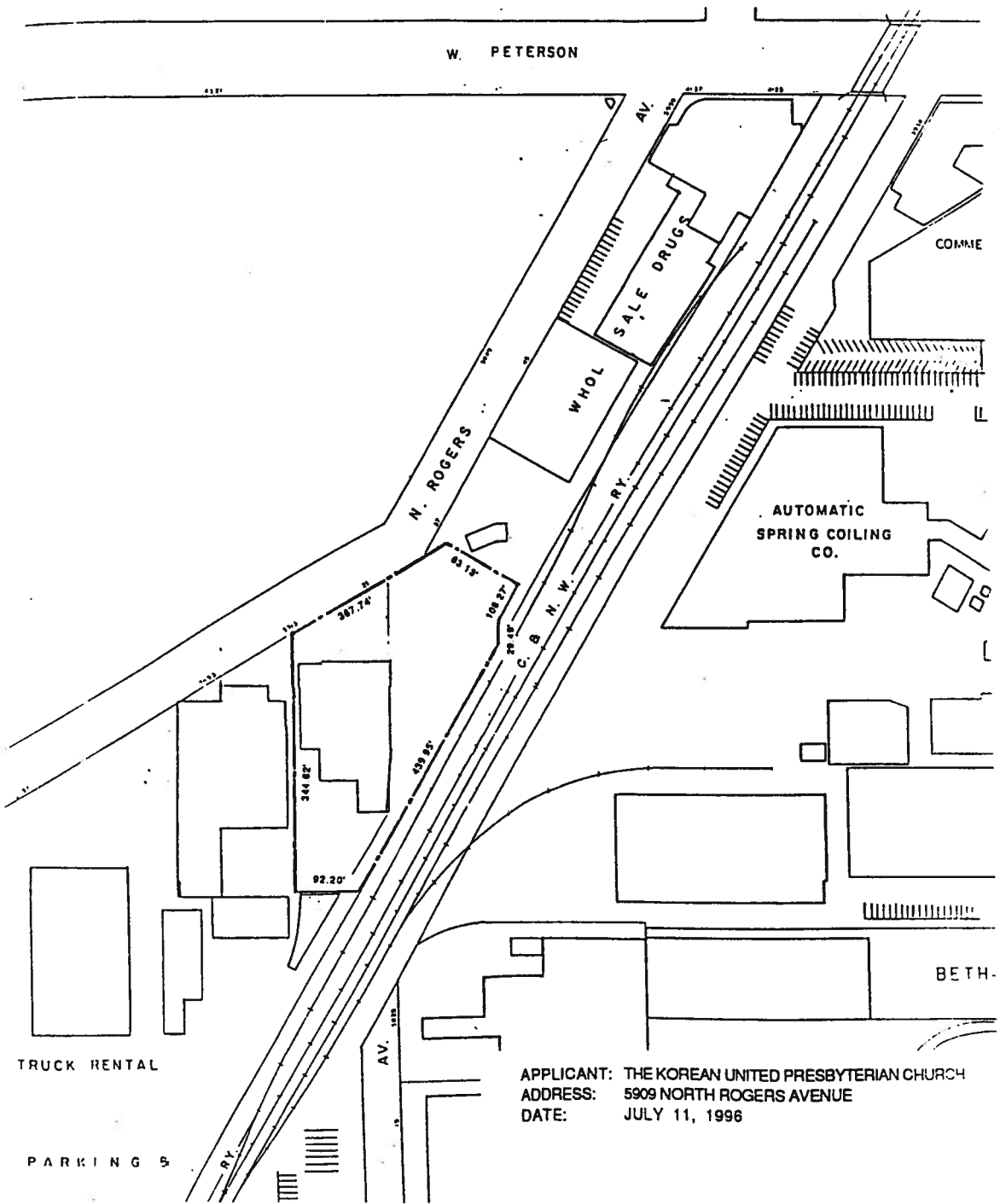
FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9

FOR USE AND BULK REGULATIONS, MANUFACTURING DISTRICTS, SEE ARTICLE 10



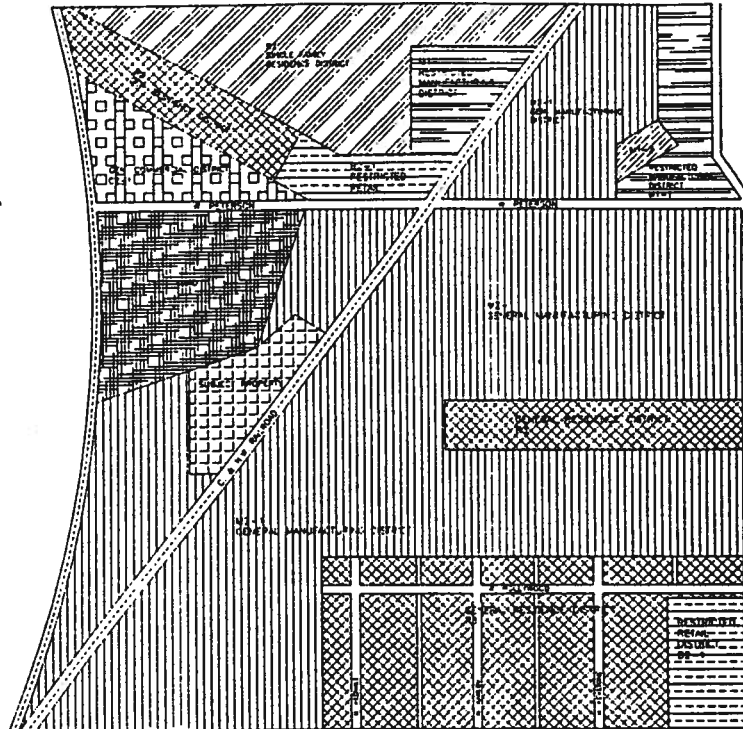
APPLICANT: THE KOREAN UNITED PRESBYTERIAN CHURCH  
 ADDRESS: 5909 NORTH ROGERS AVENUE  
 DATE: JULY 11, 1996

Property Line And Planned Development  
Boundary Map.





## Existing Land-Use Map.



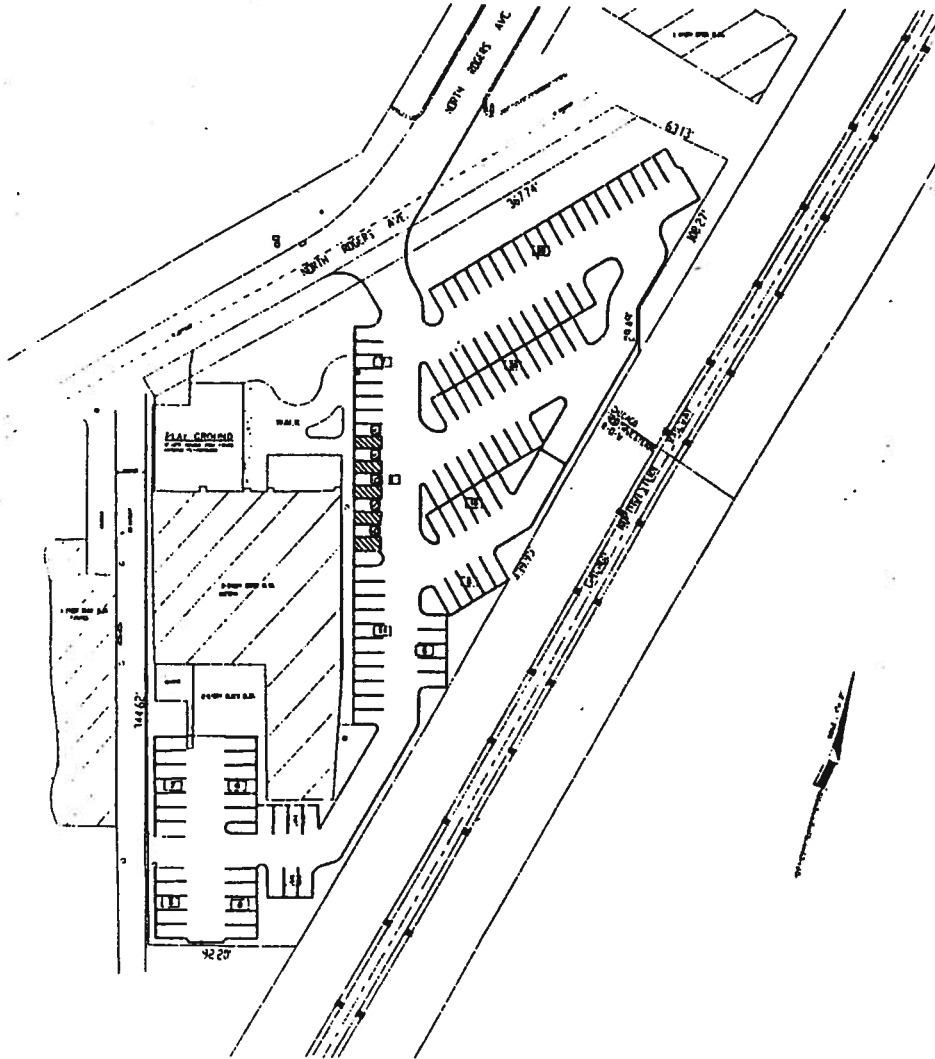
## LEGEND

	SUBJECT PROPERTY
	B2-1 - RESTRICTED RETAIL DISTRICT
	C2-1 - GENERAL COMMERCIAL DISTRICT
	M1-1 - RESTRICTED MANUFACTURING DISTRICT
	M1-2 - RESTRICTED MANUFACTURING DISTRICT
	M2-1 - RESTRICTED MANUFACTURING DISTRICT
	P2 - SINGLE FAMILY RESIDENCE DISTRICT
	R-3 - GENERAL RESIDENCE DISTRICT
	PBPD

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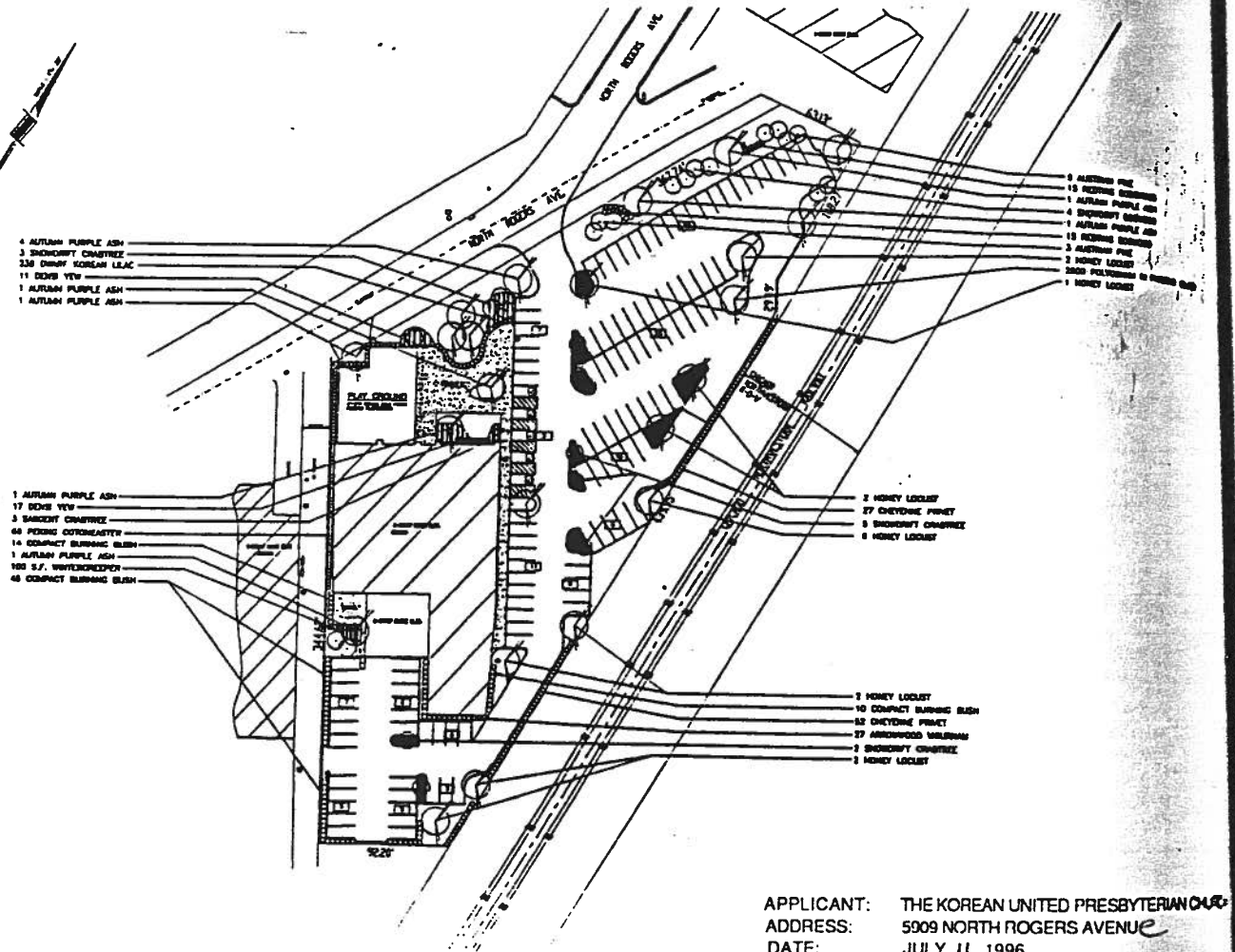


## Site Plan.



APPLICANT: THE KOREAN UNITED PRESBYTERIAN CHURCH  
ADDRESS: 5909 NORTH ROGERS AVENUE  
DATE: JULY 11, 1996

## Landscape Plan.



MAN FIVE  
TWO DOCKING  
IN PURPLE AIR  
DUST DOCKING  
IN PURPLE AIR  
TWO DOCKING  
MAN FIVE  
LOCKET  
LYONHILL IN PURPLE AIR  
LOCKET



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